

Arnold & Susan Lutzker
3215 Idaho Avenue, NW
Washington DC 20016

Fred Hill
Chair, Board of Zoning Appeal
441 4th Street, NW
Washington DC 20001

Email: zasubmissions@dc.gov

RE: CASE NUMBER: 20699
CASE NAME: Application of 3801 Macomb Street, LLC
COMMENTS IN OPPOSITION

Dear Mr. Hill and the Board:

We have lived in our home at 3215 Idaho Avenue NW since 1978. Our property is a block and a half from the property in the BZA case referenced above. Until we received an alert from neighbors of the application property, we were totally unfamiliar with the development plans for the property.

As outlined in the alert, it appears that plans for the property, which has been essentially unchanged to our knowledge since we moved into our home nearly 45 years ago, would require its tear down and replacement with a house containing SIX TIMES the number of bedrooms. A house of this size is more fitting for the blocks north of 38th and Macomb, including Wisconsin Avenue, not adjacent to the single family home at 3815 Macomb. It is logical that a property of such density would not only materially affect immediate neighbors, but also it would create significant disruption throughout the larger Cathedral Heights neighborhood, which is dominated by individual single-family homes.

The concerns outlined by the immediate neighbor, Frances Sclafani, strike us as utterly reasonable in light of the development plan for a huge construction being contemplated. As we understand, the property would convert the current group home of 8 bedrooms to one zoned for 48 bedrooms. That is not a private home, but an apartment complex.

As described in the alert, the development would overwhelm the Sclafani's home and would create a huge problem for the alley, trash collection, overflow parking into the neighboring streets (including Idaho Avenue). The impact on the entire neighborhood would be damaging without any consequent benefit for the neighborhood.

Additionally, we have just been advised that the owner seeks to postpone the hearing set for May 4, 2022, which date has on the BZA calendar for some time, and for which persons have prepared their lives and schedules to meet that timing. It should not be postponed. **We strongly recommend that the BZA not support any zoning variance or BZA approval for this project.**

Respectfully,


Susan and Arnold Lutzker
Email: arnie@lutzker.com
Telephone: 202-321-9156

Board of Zoning Adjustment
District of Columbia
CASE NO.20699
EXHIBIT NO.28